



We would respectfully ask you to call our office before you view this property internally or externally.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold

**SERVICES:** Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'D'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on JHL/SC/0625/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: [llanelli@westwalesproperties.co.uk](mailto:llanelli@westwalesproperties.co.uk)

TELEPHONE: 01554 759655



## 4 Dol Helyg, Pembrey, Burry Port, Carmarthenshire, SA16 0EH

- Traditional, Detached Property
- Lounge, Dining Room & Conservatory
- Driveway & Garage
- Immaculately Presented Throughout
- EPC RATING C. COUNCIL TAX BAND D.
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower Room
- Rear Enclosed South-facing Garden
- Quiet Cul-de-sac In Prime Village Location

**£300,000**

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***The Agent that goes the Extra Mile***



Situated in a well-established, sought-after residential estate in the charming village of Pembrey, we here at West Wales Properties are pleased to open the doors for viewings on this immaculately presented, four-bedroom detached property. Located in Dol Helyg, a quiet cul-de-sac just off the main estate, this property offers a driveway, a spacious conservatory and a big bonus, a south-facing rear enclosed garden. Call today on 01554 759655 to arrange your appointment today. EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises: porch, hallway, cloakroom, lounge, conservatory, kitchen, dining room, landing, bathroom, and four bedrooms, including a main bedroom with an en-suite shower room. Externally, an open-fronted aspect with a driveway and garage, secure pedestrian gated access to the rear garden. To the rear, a pleasant, south-facing garden is laid mainly to patio.

Pembrey is a village in Carmarthenshire, situated between Burry Port and Kidwelly, overlooking Carmarthen Bay. Pembrey's main attraction is Pembrey Country Park and Cefn Sidan Beach which has eight miles of golden sandy beach, attractions also include Ski Pembrey, an artificial ski centre and toboggan ride, picnic areas, horse-riding, and in addition to this Pembrey also hosts traditional links golf course, Pembrey Old Harbour, the Pembrey Circuit - the National Motorsport Centre of Wales, a working airfield and flying club at Pembrey Airport, and St. Illtyds Church. The Camarthenshire Land Sailing Club is allowed to use the beach for wind traction activities, including Land sailing, kite buggying and Kite landboarding.

#### ..AGENTS VIEWING NOTES

[PORCH](#)

[HALLWAY](#)

[CLOAKROOM](#)

[KITCHEN](#)

[DINING ROOM](#)

[LOUNGE](#)

[CONSERVATORY](#)

[LANDING](#)

#### BATHROOM

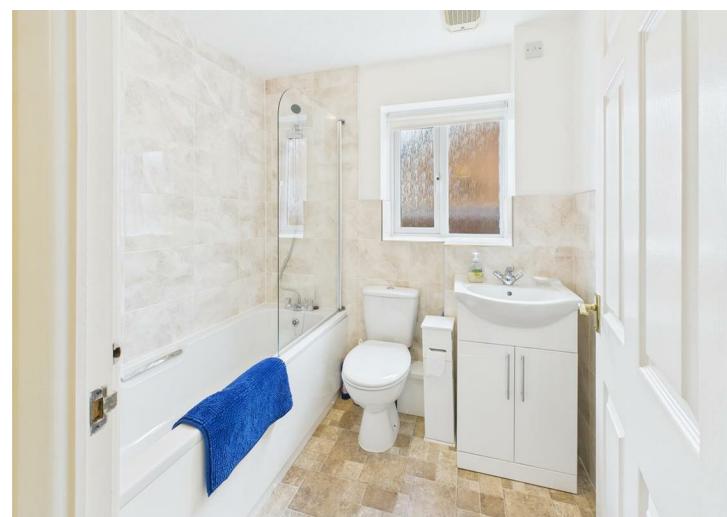
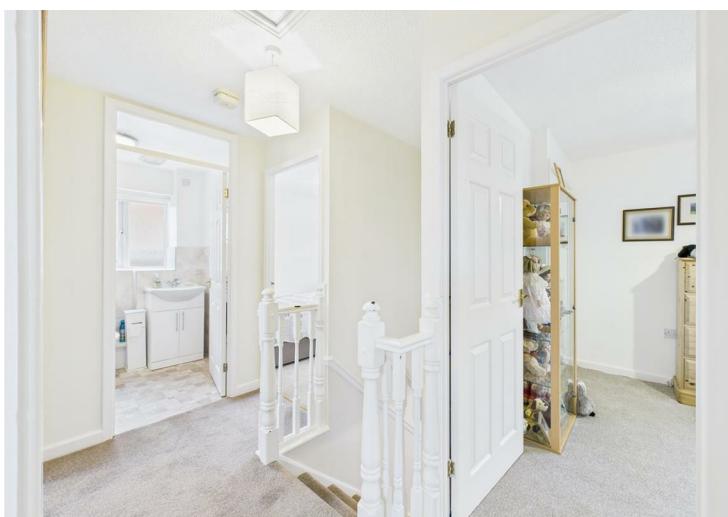
[BEDROOM 1](#)

[EN-SUITE SHOWER ROOM](#)

[BEDROOM 2](#)

[BEDROOM 3](#)

[BEDROOM 4](#)



#### DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow until you pass CK's supermarket on your right driving through Burry Port. Drive onward in to the village of Pembrey, take the first turning off on your left, signposted "Maes Y Capel". Follow the estate round and as it bears round to your right take the turning off on your left, signposted "Dol Helyg". The property is on your left, number 4.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.